

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for April 26, 2010

- I. **ROLL CALL:** This meeting was held in the City Council Chambers on the First Floor of City Hall and was called to order at 5:30 p.m. This meeting was chaired by Chairperson, Lucy Bisson.

Members in Attendance: Lucy Bisson, Paul Robinson, Denis Fortier, Bruce Damon, Kevin Morissette and Eric Potvin

Members Absent: None

Associate Member Present: Michael Marcotte

Associate Member Absent: Elizabeth Dube

Staff Present: David Hediger, City Planner and Cathy Lekberg, Administrative Assistant, Economic & Community Development

- II. **ADJUSTMENT TO THE AGENDA:** None

- III. **CORRESPONDENCE:**

Email from Bill Peterlein dated 4/26/10 listing site distances are adequate for Blais Boulevard and Marigold Lane and that there is sufficient water supply for the Blais Greenhouse Subdivision. A second email from Bill Peterlein dated 4/26/10 regarding the Permit-by-Rule Notification Form.

The following motion was made.

MOTION: by **Denis Fortier** accept the two emails from Bill Peterlein.
Second by **Kevin Morissette**.

VOTED: 7-0 (Passed).

- VI. **PUBLIC MEETING:**

Blais Greenhouse Subdivision – 315 Scribner Boulevard – To consider an application by Summit Environmental Consultants on behalf of Blais Greenhouse, Inc. for a four lot subdivision at 315 Scribner Boulevard.

David Hediger read his memo to the Planning Board stating that Summit Environmental Consultants on behalf of Blais Greenhouse, Inc. has submitted an application for the creation of a four lot single family subdivision on 10.23 acres at 315 Scribner Boulevard, located behind Blais Florist. Two of the lots will be accessed via 351 Scribner Boulevard and the other two lots will be accessed via 20 Ashmount Street. He stated that access and frontage for the proposed lots are being provided pursuant to the Frontage Right-of-Way provisions, Article XII, Section 10 of the Zoning and Land Use Code.

He stated that staff has worked closely with Summit Environmental's Consultants in reviewing the proposed application and as stated in his memo to the Planning

Board, all concerns from Planning, Code, Fire, Police and Public Services have been addressed including the following: measurement of site distances of 250' has been provided, a letter from an area well driller has been provided demonstrating there is adequate water supply for the four lots, a Permit-by-Rule from DEP has been supplied for the proposed stream crossing on Marigold Lane, post construction stormwater management plan has been provided to staff's satisfaction that must be recorded in the Registry of Deeds.

Bill Peterlein of Summit showed the Board Members a map of the subdivision. Lucy asked why two lots have septics and the other two are on City sewer. Bill stated that only lots 2 and 3 were able to be tied into City sewer. Lots 1 and 4 would have to have septic systems.

Bruce asked if they would allow new construction near the wetlands and Bill stated they cannot. He stated there will be no new lines and there are designated setback areas included on the plan. Paul asked if the proposed streets were there for the entrances to the lots, Bill stated they were not streets but driveways only, as permitted by the right-of-way provisions. Lucy asked if they would be paved or dirt and Bill stated that would be up to the new homeowners. Paul stated he did not see any fire hydrants and Bill stated there are hydrants across the street from both entrances and would be close enough to provide water for fires.

Bruce asked if the lots could be divided again and Bill stated that it is a possibility but very unlikely. David stated that the driveways would have to become roads to accommodate additional lots and this would come back to the Planning Board if it were requested.

Public Comment: None

There were no further questions from the Board Members and the following motion was made.

MOTION: by **Denis Fortier** to accept that the application submitted by Summit Environmental as complete and meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article XII, Section 10 and XIII, Sections 4 and 5 of the Zoning and Land Use Code and to grant approval to Blais Greenhouse, Inc. for the creation of a four lot single family subdivision at 315 Scribner Boulevard, Greenhouse Acres Subdivision, with the condition that the site distance be provided and noted on the site plan before site plan is signed by the Board and recorded in the Registry of Deeds.

Second by **Paul Robinson**.

VOTED: 7-0 (Passed).

V. OTHER BUSINESS:

Road Reconfiguration on Main Street

Bruce Damon stated that he was opposed to the proposed reconfiguration of Main Street and did not like the fact that this project was not brought before the Planning Board for comments and discussion. Bruce stated that a neighborhood meeting was held by 36 neighbors and friends to discuss this proposed reconfiguration. Nick Knowlton, one of the homeowners, was present to pass out the meeting outline to the Board Members and staff. Bruce stated that the proposed design of this road reconfiguration would cause public safety issues as well as affect residences in the area. Lucy asked who designed this and Bruce stated MDOT. Denis asked about a signal on Main Street and Strawberry Avenue and Bruce stated MDOT would not approve a signal there. Trinh stated there should not be a median in front of Brooks Avenue. Lucy stated that a raised median would cause many problems in that area. She also stated that directing Main Street traffic down smaller roads in that area is dangerous and not acceptable.

Denis Fortier asked when the project was to start and Bruce said in the fall.

State Representative Margaret Craven stated that she could call the MDOT Commissioner's Office to see if there was a way to delay the project and hold a second public meeting.

Bruce stated to the Board that he would like to make two motions regarding this project.

The following motion was made.

MOTION: by **Bruce Damon** to send a recommendation to the City Council to hold a public hearing for reconsideration of the proposed Main Street project from Russell Street to Bearce Avenue to consider the negative impacts, safety and convenience issues to neighborhoods and businesses

Second by **Paul Robinson**.

VOTED: 7-0 (Passed).

The following motion was made.

MOTION: by **Bruce Damon** to send a recommendation to the City Council to establish policy and procedures for the Planning Board to be involved in any street relocation, reconfiguration and reconstruction projects so the concerns of residents can be heard and that the knowledge of planning staff, the Planning Board, Economic and Community Development, Public Services, Public Works, Police and Fire can be taken into consideration

Second by **Paul Robinson**.

VOTED: 6-1(Passed, Eric Potvin Opposed).

Eric stated that he was not agreeable to having every road construction project come before the Planning Board.

VI. READING OF MINUTES:

Draft Meeting Minutes for November 23, 2009. The following motion was made.

MOTION: by **Denis Fortier** to approve the November 23, 2009 minutes as presented. Second by **Paul Robinson**.

VOTED: 6-0-1(Passed, Kevin Morrissette abstained)

Draft Meeting Minutes for April 12, 2010. The following motion was made.

MOTION: by **Denis Fortier** to approve the April 12, 2010 minutes with change to order of agenda. Second by **Kevin Morissette**.

VOTED: 6-0-1(Passed, Paul Robinson abstained).

VII. ADJOURNMENT: The following motion was made to adjourn.

MOTION: by **Denis Fortier** that this meeting adjourn at 7:00 p.m. Second by **Paul Robinson**.

VOTED: 7-0 (Passed).

The next regularly scheduled meeting is for Monday, May 10, 2010, at 5:30 p.m.

Respectfully Submitted:

Denis E. Fortier, Secretary